



City of Clarksville

Board of Zoning Appeals

September 3, 2025 at 2:30 PM
Building & Codes Department
100 South Spring Street

MINUTES

1. Call to Order

Micheal Long called the Board of Zoning Appeals meeting to order at 2:30 PM. Mr. Long stated for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS PRESENT: Micheal Long, Vice Chairman
Julie Tarrents
Don Trotter
Tracy P. Knight

MEMBERS ABSENT: N/A

STAFF PRESENT: James Barrineau, Deputy
Building Official
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Micheal Long entertained a motion to adopt the August 6, 2025 minutes. Tracy P. Knight made a motion to adopt the minutes as written; Don Trotter seconded the motion.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to adopt the August 6, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-42-2025: 3433 Bradfield Dr.

Application of Everlyne Serem, Legalzoom, Agent. Property located at 3433 Bradfield Dr., Tax Map No. 06 E, Parcel D 033.00, Zoned R-2. Description of the Request: "Applicant is

requesting a Use Permitted on Review in a R-2 zone to allow for a used appliance repair shop as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. No one was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to disapprove Case Number BZA-42-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to disapprove Case Number BZA-42-2025 passed unanimously.

B. Case Number BZA-50-2025: Eubank Dr. Suite B

Application of Johnny Piper, Sean Ruth, Agent. Property located at Eubank Dr. Suite B, Tax Map No. 054, Parcel 011.16 Zoned M-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a M-1 zone to allow for a Micro-Distillery."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Sean Ruth was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-50-2025, seconded by Don Trotter.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to approve Case Number BZA-50-2025 passed unanimously.

C. Case Number BZA-53-2025: 840 Salisbury Way

Application of Kevin Lee. Property located at 840 Salisbury Way, Tax Map No. 57H, Parcel A 016.00, Zoned R-1. Description of the Request: "Applicant is requesting a 7.2 foot variance from the required 40 foot rear yard setback in order for the structure to be 32.8 feet from the East property line. Applicant is requesting a 6.5 foot variance from the required 40 foot rear yard setback in order for the structure to be 33.5 feet from the East property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. No one was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to defer Case Number BZA-53-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to defer Case Number BZA-53-2025 passed unanimously.

D. Case Number BZA-54-2025: 3140 Little Grove Ln.

Application of Barbara Ladd. Property located at 3140 Little Grove Ln., Tax Map No. 18H, Parcel A 035.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Family Daycare Home as a customary home occupation. Six (6) children allowed."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Barbara Ladd was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-54-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to approve Case Number BZA-54-2025 passed unanimously.

E. Case Number BZA-55-2025: 106 Richview Rd.

Application of Maureen Sagar. Property located at 106 Richview Rd., Tax Map No. 81A, Parcel D 026.01, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for an apparel decoration business as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Maureen Sagar was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-55-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to approve Case Number BZA-55-2025 passed unanimously.

F. Case Number BZA-56-2025: 25 Dalewood Dr.

Application of Omega Fuller Jr., Go2you Construction LLC, Agent. Property located at 25 Dalewood Dr., Tax Map No. 43L, Parcel J 005.00, Zoned R-1. Description of the Request: "Applicant is requesting a 5.9 foot variance from the required 40 foot front yard setback in order for the structure to be 34.1 feet from the South property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Jesse Wannamaker was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-56-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
 Tracy P. Knight

Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-56-2025 passed unanimously.

G. **Case Number BZA-57-2025: N Seven Mile Ferry Rd.**

Application of Christopher Colburn, Steven Wall, Agent. Property located at N Seven Mile Ferry Rd., Tax Map No. 79L, Parcel B 019.00, Zoned C-2. Description of the Request: "Applicant is requesting a 10 foot variance from the required 25 foot side yard setback in order for the structure to be 15 feet from the North property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Christopher Colburn was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to approve Case Number BZA-57-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-57-2025 passed unanimously.

H. **Case Number BZA-59-2025: 615 Lilac Ln.**

Application of Ralph Everett. Property located at 615 Lilac Ln., Tax Map No. 54A, Parcel A 023.00, Zoned R-1. Description of the Request: "Applicant is requesting a 3.6 foot variance from the required 40 foot front yard setback in order for the structure to be 36.4 feet from the South property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Ralph Everett was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-59-2025, seconded by Julie Tarrents.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-59-2025 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Don Trotter made a motion to adjourn; Julie Tarrents seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:24 P.M.